



PLANNING COMMISSION REPORT AND RECOMMENDATION TO CITY COUNCIL

February 23, 2022

Project File Number:	LAND-2021-00266, SEPA-2021-00328
Proposal Name:	Redmond Town Center Text Amendments
Applicant:	Mitch Ptchek, GGLO, on behalf of Fairbourne Properties
Staff Contacts:	Glenn B. Coil, Senior Planner

FINDINGS OF FACT

Public Hearing and Notice

a. Planning Commission Study Sessions and Public Hearing Dates

- i. The City of Redmond Planning Commission held study sessions on January 12 and 24, 2022.
- ii. The City of Redmond Planning Commission held a public hearing on the proposed amendments on February 9, 2022. Two (2) comments were received and are provided as Attachment B - Public Comments Matrix

b. Notice and Public Involvement

The public hearing notice was published in the Seattle Times on January 19, 2022 in accordance with RZC 21.76.080 Review Procedures. Notice was also provided by including the hearing schedule in Planning Commission agendas and extended agendas, distributed by email to various members of the public and various agencies. Additional public outreach included:

- i. Email to Applicant, Parties of Record;
- ii. Posting on the City Comprehensive Plan Docket webpage; and
- iii. Notice of the Public Hearing sent through city E-News.

Redmond Comprehensive Plan Amendment Summary and Criteria Evaluation

The applicant is proposing changes to the Urban Centers element of the Comprehensive Plan regarding the Town Center zone.

Specifically, the applicant is requesting:

- Remove references to Redmond Town Center Master Plan from the Urban Centers Element
- Remove minimum retail provisions for Redmond Town Center in DT-31
- Remove maximum commercial provisions in DT-32
- Consider changes to DT-11 concerning building height in Downtown

The intended outcome of this proposal is to encourage the redevelopment of Redmond Town Center from an auto-centric suburban campus to a walkable high-quality mixed-use urban neighborhood. The full amendments are provided in Attachment A: Technical Committee Report, Exhibit C.

Staff Analysis

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RZC 21.76.070 COMPREHENSIVE PLAN AMENDMENT CRITERIA (Full staff analysis attached as Attachment A)		MEETS/ DOES NOT MEET	STAFF ANALYSIS
1	Consistency with the Growth Management Act (GMA), the State of Washington Department of Commerce Procedural Criteria, and the King County Countywide Planning Policies (CPPs);	Meets	<p>These policies are consistent with state, regional and county policies related to transit-oriented development and focusing growth in urban centers.</p> <p>Growth Management Act (GMA) Goals this amendment supports include:</p> <ul style="list-style-type: none"> • Urban growth • Reduce sprawl • Housing • Economic development <p>Vision 2050 policies this supports include:</p> <ul style="list-style-type: none"> • MPP-RGS-6, Efficient use of urban lands • MPP-DP-1 Develop high quality urban communities <p>King Co. Countywide Planning Policies this supports include:</p> <ul style="list-style-type: none"> • DP-31 Regional growth centers • DP-40 encourage infill and redevelopment • H-15 Housing choices • H-16 Housing types near transit centers
2	Consistency with the Comprehensive Plan policies and the designation criteria;	Meets	These policy amendments are consistent with Comprehensive Plan policies. The focus of the amendments is on community benefits that align with the current community priorities as documented in the Community Strategic Plan, Environmental Sustainability Action Plan, Long-term Recovery Plan and Housing Action Plan. These documents build upon the community vision and policies adopted in the Comprehensive Plan.
3	If the purpose of the amendment is to change the allowed use in an area, the need for the land uses that would be allowed by the Comprehensive Plan amendment and whether the amendment would result in the loss of the capacity to meet other needed land uses, especially whether the proposed amendment complies with the policy on no net loss of housing capacity;	N/A	This policy does not change allowed land uses.
4	Consistency with the preferred growth and development pattern of the Land Use Element of the Comprehensive Plan;	Meets	This amendment does not propose any changes to the preferred growth and development patterns as described in the Land Use Element.
5	The capability of the land, including the prevalence of critical areas;	Meets	The proposed amendments are not site-specific. While there are known critical areas, such as stream buffers, in the Town Center zone, there is also substantial land appropriate for urban development. The proposal also maintains required open space requirements along Bear Creek.
6	The capacity of public facilities and whether public facilities and services can be provided cost-	Meets	This proposal does not impact allowed development intensity.

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RZC 21.76.070 COMPREHENSIVE PLAN AMENDMENT CRITERIA (Full staff analysis attached as Attachment A)		MEETS/ DOES NOT MEET	STAFF ANALYSIS
effectively at the intensity allowed by the designation;			
7	The proposed amendment addresses significantly changed conditions.	Meets	This proposal reflects changed conditions with the addition of a light rail station adjacent to this zone in addition to increased emphasis on affordable housing, sustainable development, and economic diversity articulated in the Housing Action Plan, Environmental Sustainability Action Plan, Community Strategic Plan, and Long- Term Recovery Plan. This proposal will help the city better achieve those priorities.

Recommended Conclusions of the Technical Committee

On January 18, 2022, the Technical Committee reviewed amendments to the Urban Centers Element of the Comprehensive Plan, identified as **Attachment A to the Technical Committee Report**, and found the amendments to be **consistent** with applicable review criteria and therefore recommended **approval with no additional conditions**.

RECOMMENDED CONCLUSIONS

The Planning Commission has reviewed:

- A. *Applicable criteria for approval: RZC 21.76.070 Criteria for Evaluation and Action, and*
- B. *The Technical Committee Report (**Attachment A**).*

Recommendation

The Planning Commission finds the amendments to the Urban Centers Element of the Comprehensive Plan, identified as **Attachment A to the Technical Committee Report**, and found the amendments to be **consistent** with applicable review criteria and therefore recommended **approval with no additional conditions**.

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Carol Helland

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Carol Helland

Planning and Community Development Director

DocuSigned by:

Sherri Nichols

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Sherri Nichols

Planning Commission Chair

Attachments

- A. **Technical Committee Report**
- B. **Public Comments Matrix**
- C. **Planning Commission Issues Matrix**

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